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**PROPOSAL
TO REDEVELOP
ZION UNITED CHURCH
FOR CONGREGATION
AND COMMUNITY**

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May 1981

The Spectator

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Friday October 31 1969

To help a neighborhood

REV. GORDON HUME, of Zion United Church, has started a social mission to salvage human dignity in Hamilton's bedraggled northwest district. He's playing a longshot; trying to improve living conditions for people who have been stepped upon often and hard.

Mr. Hume's church stands in a neighborhood of blight, human and structural. The northwest district has all the ingredients of oppression — rundown buildings, absentee landlords, prostitution, bootlegging, drug peddling, gang fights. It also has some 10,000 people who deserve better than they've got.

With the help of a professional social worker, living and working in their midst, Mr. Hume feels the people can be pulled together to implant and nurture a community spirit, the prerequisite of self help.

Together, the people can channel the whole community's initiative and energy into an effort to neighborhood improvements; to fight collectively against injus-

tice and remedy conditions that spawn problems.

Zion Church, with a long record of community endeavor, has offered \$4,000 as well as Mr. Hume's articulate and compelling enthusiasm toward the project. City council has wisely invested \$5,000 and other contributors, \$2,000.

That's a start.

But Mr. Hume and his backers are ranged against an awful host of solidly entrenched Goliaths — deeply rooted public indifference, landlords' arbitrary power (and, in some cases, greed), and, the most powerful enemy, the neighborhood's conditioning to deprivation and degradation.

Mr. Hume needs allies: The other churches, social agencies and, above all, the people in the northwest neighborhood.

We wish Mr. Hume and his supporters complete success. The business of going out into the streets and helping people is the oldest and the noblest of Christian traditions.

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A Neighbourhood House for Kirkendall-Strathcona

In 1974 the City selected the Kirkendall North and Strathcona Neighbourhoods for its first designated Neighbourhood Improvement Area. Approximately two million five hundred eighty thousand dollars (\$2,580,000.) to be shared by the Federal, Provincial, and Municipal Governments to improve the physical, social, and recreational components of the community. A Citizens Committee was selected to advise the city on how these monies would best rehabilitate these older neighbourhoods.

The Citizens Committee agreed to allocate a third of the money to: (a) improving recreational facilities (parks), (b) social services and (c) housing and municipal services. The Social Services Committee, after study, has incorporated in the official redevelopment plan, "the development of a 'multi-centre' to serve the Kirkendall-Strathcona N.I.P. area through the provision of neighbourhood oriented social and family services...if sufficient demand and hence need is shown".

The N.I.P. Committee, both directly and through its Social Services Committee, have consulted traditional social agencies operating in the area, circulated a community questionnaire, had a study done by the Social Planning and Research Council, heard presentations from the three main neighbourhood based organizations in the area - Locke Street Youth, Kirkendall Community Association and Strathcona Community Centre, and have collectively debated the issue. After four years of study, the N.I.P. Committee has reached some important conclusions: (1) There is need for a neighbourhood house which will meet the social and recreational needs of the community. (2) There is need for a neighbourhood house where the total resources of the whole city and the neighbourhood comes together and strengthens the community and its citizens so that the neighbourhood is a better place in which to live.

RECOMMENDATIONS

MOTIONS FROM A KIRKENDALL-STRATHCONA NEIGHBOURHOOD IMPROVEMENT COMMITTEE HELD JANUARY 15, 1979

It was moved by Mr. Simmons, seconded by Mr. Marshall and carried, that the proposal to establish a Community Centre at Zion United Church, at a capital cost not to exceed \$300,000. be adopted and presented to the Planning and Development Committee for approval; such proposal being contingent on future approval and cooperation of the United Church of Canada.

It was moved by Mr. Stepaniuk, seconded by Mr. Holmes and carried, that the acquisition of available properties for parking or playground space, at a cost not to exceed \$75,000. be presented for approval as Phase 2 of the proposal.

RESOLUTION PASSED BY THE PLANNING AND DEVELOPMENT COMMITTEE ON JANUARY 31, 1979 AND BY CITY COUNCIL ON FEBRUARY 13, 1979

"WHEREAS, pursuant to the provisions of the Neighbourhood Improvement Programme (N.I.P.), a Municipality may finance the capital cost of construction, or the acquisition and improvement of social and recreational facilities within a designated Redevelopment Area; and,

WHEREAS, in accordance with the provisions of Canada Mortgage and Housing Corporation (C.M.H.C.) General Memorandum B-1045, a Municipality may elect to carry out such works, as described above, in respect of non - Municipality - owned property/facilities; and,

WHEREAS, at its meeting held 15 January 1979, the Citizens Neighbourhood Planning Committee, for the Kirkendall-Strathcona Redevelopment Area, formally adopted its report: 'Proposal To Establish a Community Centre at Zion United Church', January 1979 as appended hereto; and,

WHEREAS, at its meeting held 22 January 1979, the N.I.P. Staff Coordinating Committee concurred in the recommendation of the aforementioned Citizens Neighbourhood Planning Committee and further, in respect of the Agreement(s) to which referenace is made in C.M.H.C. General Memorandum B-1045, recommended that a suitable period of "amortization" be not less than twenty-five (25) years; and,

WHEREAS, at its meeting held 31 January 1979, your Committee concurred in the preceding recommendations of both the Citizens and Staff Committees;

NOW THEREFORE IT IS RECOMMENDED

- i) That 'A Proposal to Establish a Community Centre at Zion United Church' dated January 1979, and appended hereto, be implemented pursuant to the provisions of the Neighbourhood Improvement Programme (N.I.P.) in the Kirkendall-Strathcona Redevelopment Area, at a gross cost not to exceed three hundred thousand dollars (\$300,000.) for 'Phase 1', and seventy-five thousand dollars (\$75,000.) for 'Phase 11' and that these costs be charged to the appropriate accounts pertaining to the Kirkendall-Strathcona Neighbourhood Improvement Programme;
- ii) That the City Solicitor be hereby authorized and directed to prepare an Agreement (or Agreements), pursuant to Canada Mortgage and Housing Corporation (C.M.H.C.) General Memorandum B-1045, dated 15 January 1976; which Agreement (or Agreements) shall ensure that the 'Community Centre', to which reference is made in (i), above shall be accessible to the residents of the Kirkendall-Strathcona Redevelopment Area for a commensurate period of time in order that the financial contribution, to which reference is made in (i) above, may be reasonable "amortized", though in no case should such period of amortization be less than twenty-five (25) years;
- iii) That the Mayor and City Clerk be hereby authorized to execute the Agreement (or Agreements) to which reference is made in (ii) above; and,
- iv) That the Board of Control be requested to establish a reasonable period of amortization, as per (ii) above.

NOTE: For the information of the Members of City Council, monies for the project, as presented, have already been provided within the general gross allocation to, and for the Kirkendall-Strathcona Neighbourhood Improvement Programme (N.I.P.) and, as such the cost of the project shall be financed seventy-five percent (75%) by the Federal and Provincial Governments.

Further, in respect of the financial contribution/grant and the Agreement (or Agreements), to which reference has been made, it is suggested that such Agreement(s) be Registered on Title for the grant, Amortization Period."

RESOLUTION PASSED BY THE CONGREGATION OF ZION UNITED CHURCH AT A SPECIAL MEETING HELD 16 OCTOBER 1979

That the Trustees of Zion United Church accept the approximate sum of 300.000 from the City of Hamilton to be spent on renovations to the Zion sanctuary and the remainder of the building. The remainder of the building would become available to the Kirkendall-Strathcona neighbourhood as a community centre for a period of twenty-five years, to be operated under the sponsorship of the Hamilton Presbytery, United Church of Canada.

The basic covenants of the mortgage would be:

- a) The funds would be spent as described above.
- b) The neighbourhood house would be available to the residents of the Kirkendall-Strathcona neighbourhood for twenty-five years to provide social, recreational, and neighbourhood services.

ORGANIZATIONAL STRUCTURE FOR NEIGHBOURHOOD HOUSE

THE IN-HOUSE COMMITTEE

An In-House Committee will be established which will have responsibilities, authority and accountability as follows:

i) Responsibilities

- a) Direct input as to the design and allotment of space within the to be constructed Neighbourhood House.
- b) Direct input into the renovation schedule.
- c) Scheduling of common room uses with direction to the administrative staff.
- d) Establishing a fee schedule for inside and outside user groups.
- e) Billings will be to the administrative staff and the administrative staff will pay all maintenance bills, i.e., Hydro, Fuel, Gas, Water, Insurance, Maintenance, Replacement Reserves and Janitorial Services.
- f) Will establish a recommending procedure for building maintenance and renovations after construction.
- g) Review of delivery of ten (10) social services.
- h) All communications, publicity and public relations regarding the Neighbourhood House.
- i) Establish guidelines for admittance of new permanent tenants.
- j) Establish house rules.
- k) Control of building security.
- l) To draft and prepare a lease for the permanent user groups to be submitted to Wesley Urban Ministries.

ii) Authority

The In-House Committee will:

- a) respect the autonomy of each individual user group.
- b) have authority over the use and scheduling of the common rooms.
- c) have strong input to the administrative staff over the needs of the physical plant.
- d) have authority to implement alternative programmes to ensure compliance in providing the ten (10) social services.
- e) have authority over all public relations and publicity regarding the Neighbourhood House.
- f) have authority to admit outsider users and to restrict the use of Neighbourhood House.
- g) have authority over composition and enforcement of the House Rules.
- h) have strong input to the personnel committee of Wesley Urban Ministries regarding the administrative staff and custodial services.
- i) have authority to raise discretionary funds for the use of the In-House Committee.
- j) Ensure that user groups prepare and maintain proper books of record and account as required by the city.

iii) Composition

- a) Two members from each permanent user groups.
- b) These representatives and their alternates will be duly elected from each user group.
- c) There will be rotating chairpersonship.

iv) Voting

- a) One vote per each member of the In-House Committee.

v) Accountability

- a) In programme areas the In-House Committee is accountable to itself.
- b) In physical plant areas the In-House is accountable to Wesley Urban Ministries.
- c) In fiscal areas:
 - i) Discretionary funds - accountable to itself
 - ii) Building budgeting - accountable to Wesley Urban Ministries.

WE the undersigned agree to become occupiers of space and providers of programming in the Kirkendall-Strathcona Neighbourhood House to be located in Zion United Church.

WE agree to provide services in accordance with Schedule "A" as outlined below:

- 1) Day Care - through Northwest Communicare of Hamilton
- 2) Information and Referral Services
- 3) Counselling Services
- 4) Welfare Counselling
- 5) Income Tax Clinic
- 6) Emergency Welfare Assistance (Food, Clothing, Money)
- 7) Community Development (Needs, Assessment and Resource Development)
- 8) Senior Citizen Services and Programmes
- 9) Social, Recreational and Self Help Groups for Adults and Children
- 10) Services for Cultural Enrichment and Adjustment

WE further agree to participate in an In-House Committee whose duties and responsibilities are as outlined in Schedule "B" as attached.

DATED AT HAMILTON this 15th day of April, 1981.

per _____	per _____
Victoria Park Community Corporation	Locke Street Youth Services

per _____	per _____
Northwest Communicare of Hamilton Inc.	Kirkendall Community Association

per _____
Wesley Urban Ministries Inc.

WHAT IS WESLEY URBAN MINISTRIES INC.

It is a body incorporated by Hamilton Presbytery, the United Church of Canada to operate its outreach projects in Hamilton.

The Board of Directors are:

Chairman	Mr. R. Hollingsworth Centenary United Church 24 Main West Hamilton, Ontario	Vice Chairman	Mr. T. Namba Westinghouse Canada Inc. 286 Sanford North Hamilton, Ontario
Treasurer	Mr. D. Williams Union Drawn Steel 1350 Burlington East Hamilton, Ontario	Secretary	Mrs. B. Clare Agnes MacPhail School 100 Macklin North Hamilton, Ontario

Mrs. P. Baskerville	Volunteer, 166 Brindale Avenue
Rev. Dr. A. Churchill	Minister, St. Giles United Church
Mr. L. Culver	Barrister, Evans, Philp, Gordon, Leggatt, Evans
Rev. D. Deas	Minister, Zion United Church
Mr. P. Goodrow	Chartered Accountant, Goodrow Business Services
Mr. T. Hawes	Assist. Director Personnell, Dofasco Inc.
Mr. T. MacDonald	Retired, 13-899 Stonechurch Road East
Mr. T. McMeekin	Director, Cont. Education, Mohawk College
Mr. J. Mills, Jr.	Businessman, Mills Light House
Mr. B. Shipton	Businessman, Shipton's Heating & Cooling Ltd.
Mr. T. Wright	Chartered Accountant, Maple Leaf Village

EX OFFICIO

Rev. Dr. M. Paterson	Mission Officer, Hamilton Conference, United Church of Canada
Rev. G. Saunders	Chairman, Hamilton Presbytery
Rev. G. Quart	Executive Director, Administration Wesley Urban Ministries Inc.
Rev. A. Verrall	Executive Director, Programmes Wesley Urban Ministries Inc.

**PROPOSED OPERATING BUDGET
KIRKENDALL-STRATHCONA NEIGHBOURHOOD HOUSE
ZION UNITED CHURCH**

INCOME

United Church of Canada-Grants	\$55,000.	
United Church of Canada-Donations	25,000.	
Regional Municipality of Hamilton-Wentworth	15,000.	
Room Donations	8,000.	
Zion's Share of Occupancy Costs	<u>6,200.</u>	
TOTAL INCOME		\$109,200.

EXPENSES

Occupancy Costs		
Hydro	\$ 1,300.	
Fuel	10,000.	
Gas	200.	
Water	1,000.	
Insurance	3,000.	
Maintenance	4,000.	
Replacement Reserves	3,500.	
Janitorial Services	<u>8,200.</u>	
Total Occupancy Costs		31,200.
<u>Programme Costs</u>		
Salaries	\$63,900.	
Benefits	3,500.	
Van Operation	1,100.	
Telephone	1,500	
Material, Supplies		
Assistance	<u>8,000.</u>	
Total Programme Costs		<u>78,000.</u>
TOTAL EXPENSES		\$109,200.



Architect's Report

PROPOSED KIRKENDALL-STRATHCONA NEIGHBOURHOOD HOUSE

The purpose of this report is to establish the feasibility of the existing building facilities of Zion United Church to accommodate a reduced space programme for the Church and to, in turn, accommodate additional space and facilities for the Kirkendall-Strathcona Neighbourhood House.

The present Zion United Church is confronted with the serious problem of a declining Church population. This is characterized by average Church attendance of between 100 and 150 for a sanctuary seating capacity of 450. The difficulty with regard to the design concept resolution is associated primarily with how to reduce the seating capacity in the sanctuary with a minimum of disruption of interior atmosphere and continuity. By segmenting portions of the sanctuary to the left and right of the church pews and the choir loft, the traditional character of the sanctuary would be retained while only reducing the seating capacity from 475 to 340, a 28.4% reduction. The present choir area, pulpit, and communion table would remain unchanged; the present sloping floor would be retained; the present centre aisle would be retained; the rear of the sanctuary would remain basically unchanged as would the Pearl and Napier Street entrances. A large vestibule at the Pearl Street entrance would improve that entrance significantly. An overhang of approximately five feet would extend over the outside aisles on both sides of the newly renovated sanctuary. This is necessary on the north side to allow for and support the area required for a second level, and it would also break the effect of solid floor to ceiling walls on both sides of the sanctuary.

In the area to the north of the sanctuary on the main floor the new ladies parlor will be located. This area including a small kitchen would be 930 square feet compared with the present ladies parlor of 760 square feet. On the second floor in the area north of the sanctuary would be located the various offices which support church programming, such as, an office for the organist; a Christian Education Programme; a nursery; and a quiet room / reading room. The designation of these offices could be changed as required or desired.

In the area to the south of the sanctuary will be located a new chapel with the ceiling in this area designed to accommodate the height of the present stained glass windows. This area will be approximately 1000 square feet compared to the present chapel of 690 square feet.

By consolidating the subsidiary activities and spaces into the building envelope formerly occupied by the Church sanctuary alone, the relationship and control of these areas have been improved by the extensive reduction in travel distance to them.

The exterior visual appearance of the church will remain unchanged, with the exception of the possible relocation of the children's play area on the east side. We would strongly recommend that the Church Building Committee also consider the general cleaning and painting of the exterior masonry.

The Kirkendall-Strathcona Neighbourhood House would provide a renewed use of those areas in the existing Zion United Church which are currently empty due to the decrease in church population.

The areas which would accommodate the programme requirements of the proposed Neighbourhood House, would be confined to those portions of the existing buildings not related to the church sanctuary and the space presently being used by the Day Care Centre.

The lower level of the west buildings would be used for recreational and craft activities. Extensive renovations would be required only in the existing washroom, shower and change room areas. The use of the gymnasium in the traditional sense has been greatly reduced and the large space formerly allocated to the gymnasium support services could be substantially decreased.

Three meeting rooms would be accommodated below the main assembly room on the ground floor, with the consolidation of the washroom, change room facilities and showers to the south east corner of the lower level.

The large room below the Day Care Centre area on the ground floor, would be used to provide much needed storage space and a workshop for the Neighbourhood House. Access from the exterior to the lower level for large appliances to be placed in storage has been proposed.

Level one of the west buildings would be utilized by the Neighbourhood House for counselling offices and a large reception area. The waiting room / reception area would accommodate a secretary/receptionist and a seating capacity of approximately twenty-five. The offices of Wesley Urban Ministries would be located in this area, and would provide a Youth Worker, a Welfare Advocate, a Seniors and Welfare Co-ordinator as well as an Executive Director in charge of Programming. Additional office space would be made available to local neighbourhood groups such as, Strathcona Community Centre, Locke Street Youth Services, and any other groups that may evolve from time to time in the neighbourhood.

The existing main assembly area would be reduced to accommodate two smaller meeting rooms with a movable wall (subject to acceptable costs) capacity to form a single large assembly room. Additional washrooms would be provided in this area to meet the new demands established by the increased use of the facilities.

Portable bleachers, insulation and a comprehensive interior renovation programme would be carried out on the gymnasium interior. The gymnasium would be made completely accessible to handicapped persons through the provision of ramps at the exterior door as well as a ramp to connect the gymnasium to the remainder of the main floor and the washrooms.

Level two would be utilized for the accommodation of the following community activities: the Executive Director's office, a large resource area and library and a series of three small offices with a staff meeting room and kitchen area.

With the increased use of the existing facilities on a day to day basis and with the poor location of the children's play area for use by the Day Care Centre, we strongly recommend the future acquisition of additional property to the immediate west of the church land for play areas and parking spaces.

In conclusion, we have established that the programme requirements of the proposed Kirkendall-Strathcona Neighbourhood House and Zion United Church, could be effectively housed within the existing buildings of Zion United Church, while retaining the distinctive character and traditional activities of the Church within the neighbourhood.

The costs per square foot will vary significantly because certain areas will require only minor partitioning and cosmetic treatment, while other areas will require more extensive renovation. The establishment of a realistic cost analysis for the building programme cannot be achieved on a standard "average cost per square foot" basis. Therefore, the cost analysis will be based on the renovations being separated into three areas: extensive, major, and minor.

MECHANICAL

0201 The building is heated by a Volcano Low Pressure Steam Boiler, Serial No. 3673-S, 60 Horsepower capacity. The boiler was damaged in an explosion in 1978 and it has been repaired and all new controls installed on it. The boiler was installed in August 1964, which gives it an age of 17 years. Normal life for this type of boiler is 20 to 25 years, if cared for. The water in the system is treated and the last boiler inspection report has it in good condition.

If servicing is continued, there is no reason that this boiler should not continue to service this building for another 8 years.

0202 The last addition to the Church was built in approximately 1929. We recommend that in the two-story area where the offices are being created, that all new steam and condensate piping be installed. We recommend that a steam fitter be hired to obtain a sample of the steam and condensate piping to see the extent of the corrosion and scale build up in the remainder of the system, and based on the sample, a decision be made whether to replace all steam and condensate piping when the renovation takes place.

Maximum life expectancy of piping is usually 40 to 50 years. This piping has reached that period of time and possibly all the piping should be replaced at this time.

0203 The building is zoned into five (5) major zones of a temperature control, with a zone thermostat controlling a Honeywell 2 position steam valve on the branch steam main. The valves presently are sealing tightly, and can be reused.

To insure trouble free operation, they should be resealed at the time of renovations.

In some areas, there are individual room control valves on the cast iron rads. These appear to be operating satisfactorily and further use of this type of valve should be considered for room control, as they can save the owner energy and provide good control.

0204 The only ventilation fan that we could locate is in the kitchen hood fan. It appeared to operate satisfactorily. Additional fans will have to be added when the new washrooms are added. Also interior areas are being created which will require ventilation.

0205 The City of Hamilton, Building Department will have to be consulted before you prepare your final estimates, as we believe sprinklers may have to be installed in the lower level. The existing water service is not large enough to handle a sprinkler system.

In summary:

- a) Boiler can be reused with an expected life of another eight (8) years if properly serviced.
- b) Provide all new steam and condensate piping unless samples show the pipe is in good condition.
- c) Rebuild all steam traps.
- d) Rebuild steam control valves.
- e) Add ventilation to new washrooms and interior spaces.
- f) Budget should allow for the addition of a sprinkler system for the lower level.

ELECTRICAL0301 Electrical Services

The Church has a 200 Ampere, 120/240 Volt single phase lighting service, and a 60 Ampere, 230 Volt, 3 Phase power service. The services run overhead from Pearl Street along the north side of the building into an Electrical Room adjacent to the Boiler Room.

0302 Single Phase Light Service

According to information received from Hamilton Hydro, peak demand on the lighting service runs at about 20.0 kilowatts. There would, therefore, appear to be some reserve capacity in this service. For renovated areas requiring additional lighting load, we would recommend that new capacity be taken from the Boiler Room Panel. Where there is no load increase in renovated areas, it may be possible to reuse existing circuits.

A more detailed assessment of each panel feeder and branch circuit loading should be made when the new lighting load requirements are known. It will be necessary to replace knob and tube wiring in renovated areas.

0303 Three-Phase Service - 230 Volt, 30

This service serves only the Boiler and Mechanical Equipment loads and this has adequate capacity for any possible change in these loads....

0304 Emergency Lighting

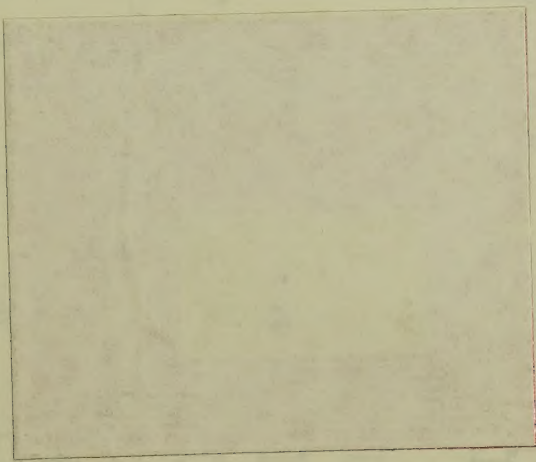
There is no Emergency Lighting System in the building. An emergency system is required in order to comply with the requirements of the Ontario Fire Marshall's office. This should be either a 12 or 24 volt DC battery operated system.

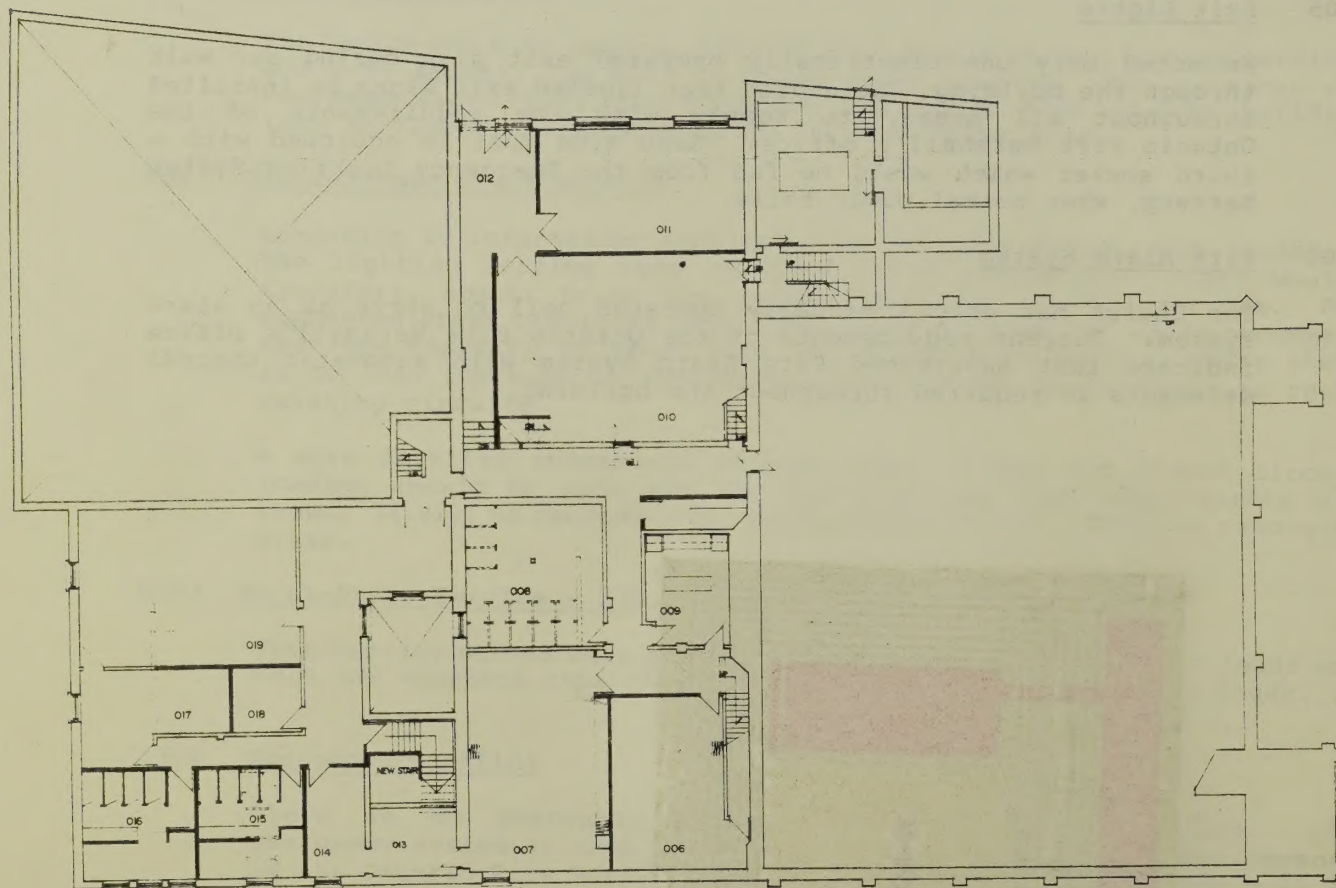
0305 Exit Lights

We noted only one electrically operated exit sign during our walk through the building. We advise that lighted exit signs be installed throughout all areas, to comply with the requirements of the Ontario Fire Marshall's office. Each sign must be equipped with a third socket which would be fed from the Emergency Lighting System battery, when normal power fails.

0306 Fire Alarm System .

The Church has only a manually operated bell to serve as an alarm system. Current requirements of the Ontario Fire Marshall's office indicate that supervised Fire Alarm System with automatic thermal detectors is required throughout the building.

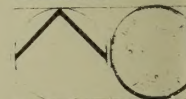




LOWER LEVEL
 RENOVATIONS TO
ZION UNITED CHURCH
 HOWARD MARK ARCHITECT

- 019 PLAY ROOM
- 018 OFFICE
- 017 CRAFTROOM
- 016 MALE WASHROOM
- 015 FEMALE WASHROOM
- 014 PRINTING
- 013 PRINTING SHOP
- 012 RECEIVING AREA
- 011 SHOP / STORAGE ROOM
- 010 MEETING ROOM
- 009 KITCHEN
- 008 MEETING ROOM
- 007 MEETING ROOM
- 006 MEETING ROOM
- 005 QUIET ROOM
- 004 NURSERY
- 003 ASSIST. MINISTER OFFICE
- 002 LOUNGE / READING ROOM
- 001 MINISTER'S STUDY

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED
 BY THE CONTRACTOR ON THE SITE.

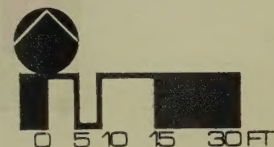


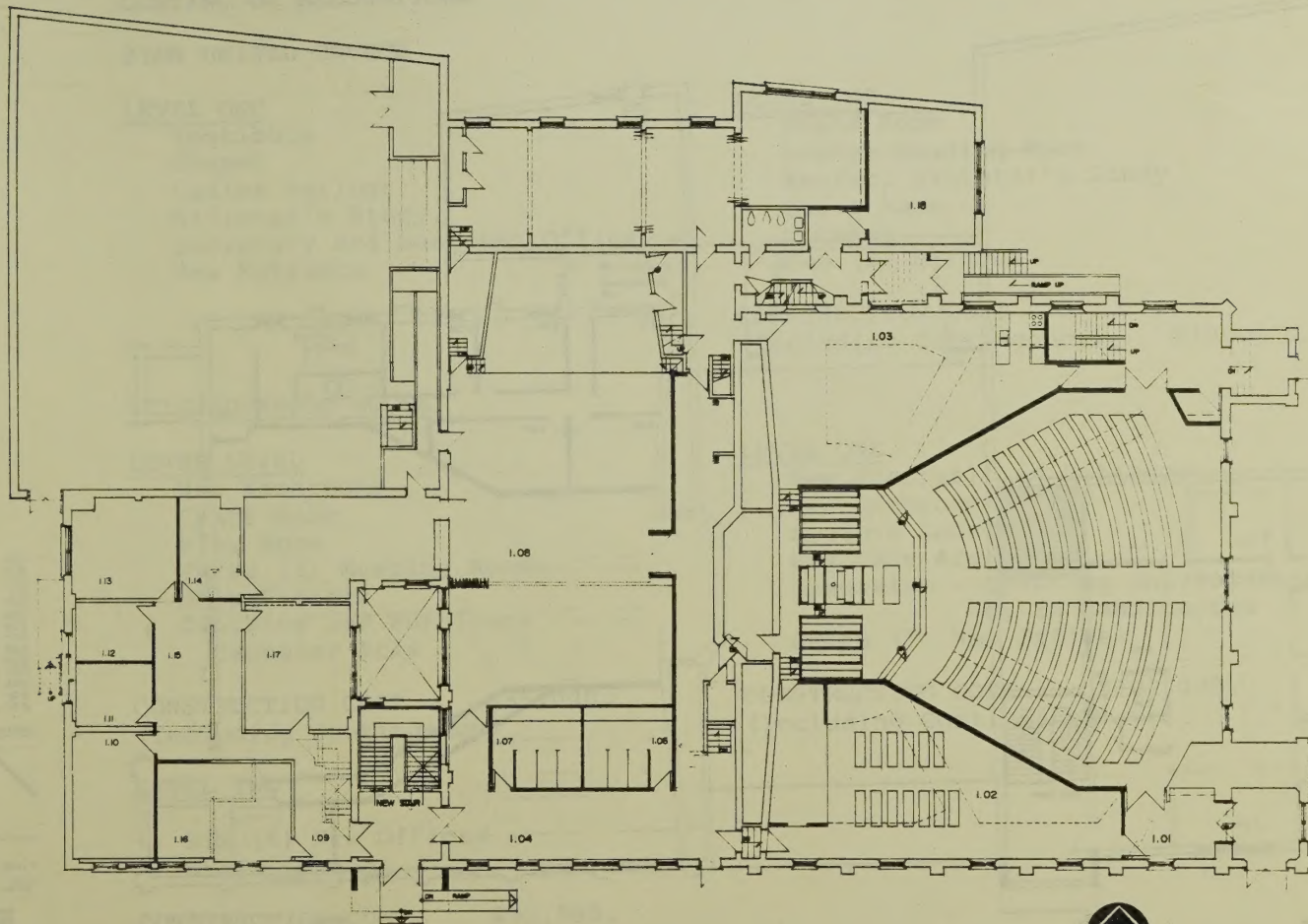
● LOWER LEVEL

● DATE: 10/1/88

RENOVATIONS TO
ZION UNITED CHURCH

HOWARD MARK ARCHITECT
 37 JAMES STREET SOUTH
 VANCOUVER, BRITISH COLUMBIA



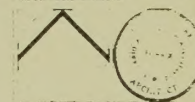


LEVEL ONE

RENOVATIONS TO ZION UNITED CHURCH HOWARD MARK ARCHITECT

- 1.18 BUSINESS/RECEPTION
- 1.17 OFFICE / MEETING ROOM
- 1.16 OFFICE
- 1.15 OFFICE
- 1.14 DAY CARE
- 1.13 OFFICE
- 1.12 OFFICE
- 1.11 OFFICE
- 1.10 OFFICE
- 1.09 RECEPTION / WAITING
- 1.08 DAY CARE - CENTRE
- 1.07 FEMALE WASHROOM
- 1.06 MALE WASHROOM
- 1.05 MEETING ROOM
- 1.04 OPEN OFFICE AREA
- 1.03 LADIES PARLOR
- 1.02 CHAPEL
- 1.01 ENTRANCE VESTIBULE

MEASUREMENTS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON THE SITE



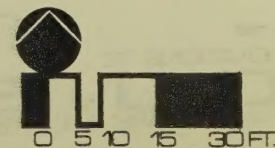
LEVEL ONE PLAN

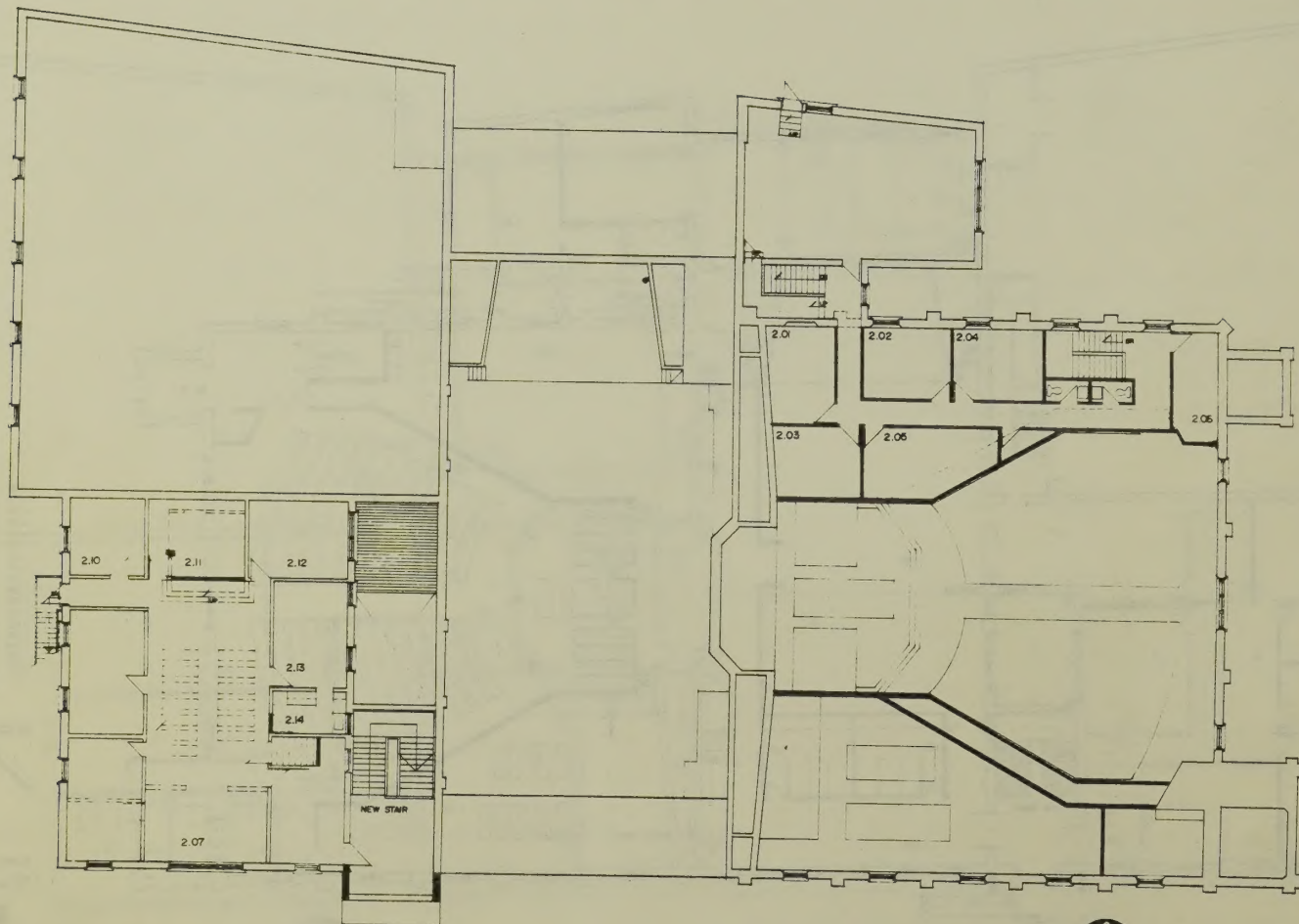
DATE OCT 1989

SCALE 1/4" = 1'-0"

RENOVATIONS TO
 ZION UNITED CHURCH

HOWARD MARK ARCHITECT
 20 JAMES STREET SOUTH
 ALBANY, ONTARIO L4R 1B1

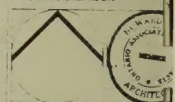




LEVEL TWO
 RENOVATIONS TO
ZION UNITED CHURCH
 HOWARD MARK ARCHITECT

- 2.14 KITCHEN
- 2.13 STAFF ROOM
- 2.12 OFFICE
- 2.11 OFFICE
- 2.10 OFFICE
- 2.09 MEETING ROOM
- 2.08 EXECUTIVE DIRECTOR'S OFFICE
- 2.07 STAFF RESOURCE AREA
- 2.06 ORGANIST
- 2.05 NURSERY
- 2.04 OFFICE (CHRISTIAN ED)
- 2.03 QUIET ROOM
- 2.02 LOUNGE/READING ROOM
- 2.01 ASSIST. MINISTER'S STUDY

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON THE SITE



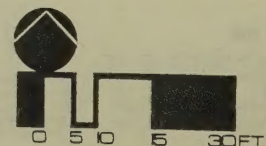
● LEVEL TWO PLAN

● DATE
 OCT 1998

● SCALE
 1/8" = 1'-0"

RENOVATIONS TO
ZION UNITED CHURCH

HOWARD MARK ARCHITECTS
 27 JAMES STREET SOUTH
 WILLOWDALE, ONTARIO M2H 1P5



COSTING OF RENOVATIONS**ZION UNITED CHURCH**LEVEL ONE

Vestibule
 Chapel
 Ladies Parlour
 Minister's Study
 Secretary and Business Office
 New Entrance

LEVEL TWO

Board Room
 Lounge Reading Room
 Assist. Minister's Study
 Quiet Room
 Nursery
 Two (2) Offices

CONSTRUCTION COST

(Including Contingency) \$100,000.

NEIGHBOURHOOD HOUSELOWER LEVEL

New Washrooms
 Craft Room
 Play Room
 Three (3) Meeting Rooms
 Shop/Storage
 Clothing and Furniture
 Exchange Area

CONSTRUCTION COST \$85,000.
 (Including Contingency)

LEVEL ONE

New Stairwell in Entrance
 New Washrooms
 Seniors Lounge
 Day Care Area
 Gymnasium - Updating and accessing
 it to handicapped
 Seven (7) New Offices

CONSTRUCTION COST \$102,405.
 (Including Contingency)

LEVEL TWO

Six (6) New Offices
 Staff Lounge

CONSTRUCTION COST \$32,595.
 (Including Contingency)

SUMMARY OF CONSTRUCTION COSTS: PHASE 1

Relocation of Church Facilities	\$100,000.
Neighbourhood House: Lower Level	85,000.
Level One	102,405.
Level Two	3,595.
Exterior Work, Pointing Brick, etc.	30,000.
Fees and Services	25,000.
TOTAL COSTS	\$375,000.

OPERATING AGREEMENTS

AGREEMENT BETWEEN ZION TABERNACLE UNITED CHURCH AND THE CORPORATION OF THE CITY OF HAMILTON

The agreement between Zion United Church and the City is in the form of a simple mortgage document whereby Zion United Church agrees to alter and renovate the buildings located at the corner of Pearl and Napier, and known as Zion Tabernacle United Church, in accordance with the proposal and plans as presented in this booklet for the purposes of establishing a neighbourhood house within portions of the Zion United Church building. The amount of the mortgage will be \$375,000. and it will be for a period of twenty-five years. Because Zion United Church covenants to make the building available to the community and agrees to provide, with the cooperation of Hamilton Presbytery, through Wesley Urban Ministries, social services for the benefit of the community, the mortgage is forgiven at a rate of approximately \$41.05 per diem. To date, the City Council has only approved an allocation of \$300,000. It will be necessary for City Council to recommend transferring \$75,000. from Phase II of the project. The additional funds are necessary because of the rise of costs in construction since the original budget which was developed in 1979. Because of statutory limitations imposed upon the municipality, under the Municipal Act, the agreement will take the form of an original agreement for a period of nine years which will subsequently and automatically (provided there is no default on the agreement) be renewed for a further period of nine years and subsequently for a final period of seven years. The mortgage document is the standard Short Forms of the Mortgage Act, with the following inclusions:

a) A list of the following community services to be provided:

- 1) Day Care - through Northwest Communicare of Hamilton
- 2) Information and Referral Services
- 3) Counselling Services
- 4) Welfare Advocacy
- 5) Income Tax Clinic
- 6) Emergency Welfare Assistance (Food, Clothing and Money)
- 7) Community Development (Need Assessment and Resource Development)
- 8) Senior Citizen Services and Programmes
- 9) Social, Recreational and Self Help Groups for Adults and Children
- 10) Services for Cultural Enrichment and Adjustment

b) The times and substitution of the service

- 1) The social and recreational services will be provided Monday to Saturday between the hours of 9 a.m. and 9 p.m. at such times as may be satisfactory to the user groups.
- 2) It is agreed to make space available to community groups in the evening.
- 3) It is agreed that we shall not discontinue, substitute or add additional services without the City's consent which shall not be unreasonably withheld. .

c) Accountability

- 1) It is agreed to maintain adequate books of account in accordance with generally accepted accounting principles.
- 2) In relation to the services provided by this agreement, it is agreed to make the books of account available to the Director of Community Development, City of Hamilton upon request and adequate notice.
- 3) It is agreed to provide an annual Financial Statement to the City.
- 4) It is agreed to maintain records of the services provided by the Neighbourhood House in accordance with the agreement.
- 5) It is agreed to make these records available to the Director of Community Development upon request and adequate notice.
- 6) It is agreed to provide a detailed written report indicating the services and the amount of services provided under each category.
- 7) It is agreed that if the operating body subcontracts with another body to provide any services in the facility, that the operating body is responsible to ensure that the subcontractors provide a similar accounting of finances and the services that they provide.

AN AGREEMENT BETWEEN ZION AND NEIGHBOURHOOD HOUSE FOR OPERATION OF BUILDING

It is hereby established that there are joint responsibilities for the adequate maintenance of the building and the payment of common utility expenses. There are further and separate responsibilities which apply only to the maintenance of the parts of the building occupied by the congregations and the neighbourhood house. Wesley Urban Ministries Inc. in cooperation with Zion United Church will establish an annual Operating Budget and apportion charges to the users of space. Wesley Urban Ministries Inc. will act as property managers, collecting and dispersing funds related to the common expenses.

The joint responsibilities of Zion United Church and the neighbourhood house are:

- 1) The maintenance of the shell of the building (to include repair and replacement of roof, maintenance of brick and foundations, the painting of the exterior of the building) together with landscaping, fences, eavestroughs, sidewalks.
- 2) The maintenance of equipment which provides utilities to the building (the boiler, hot water tanks, interior gas and water lines) and major maintenance to the plumbing and electrical services.
- 3) The payment of all utilities (hydro services, fuel oil, natural gas and water rates).
- 4) The maintenance and payment of an adequate building insurance policy.
- 5) The establishment of a replacement reserve account to be invested and drawn upon for major repairs, i.e., new roof, new boiler, etc. as proposed and approved by Zion and Wesley Urban Ministries.

6) A proposed 1981 Operating Budget would be:

<u>EXPENSES</u>	Hydro	\$ 1,300.
	Fuel	10,000.
	Gas	200.
	Water	1,000.
	Insurance	3,000.
	Maintenance	4,000.
	Replacement Reserves	3,500.
	Janitorial Services	<u>8,200.</u>
 TOTAL EXPENSES		 \$31,200.
 <u>INCOME</u>	Congregational Share	8,400.
	Neighbourhood House Share	<u>22,800.</u>
 TOTAL INCOME		 \$31,200.

Any revenues derived from the rental of space allocated to the Neighbourhood House (all except the sanctuary) or the congregation (the renovated sanctuary) would be used to reduce the share of costs allocated to that party.

- 7) Janitorial services for the whole building would be supplied by the Neighbourhood House (Merv Harrison's job as janitor would be protected). Janitorial services would be charged to Zion United Church based on approximately seven hours a week for a negotiated cost after trial period.

THE RESPONSIBILITIES OF THE CONGREGATION ARE:

- 1) The congregation will be responsible for any interior repairs to their area of the building. This would include all painting and decorating, carpeting and minor repairs.
- 2) The congregation will be responsible for replacement of any windows in their area of the building.

- 3) The congregation will share in the renovations and replacement of appliances in the main kitchen in proportion to their usage as determined by Zion and Wesley Urban Ministries.
- 4) The congregation will be responsible for provision of any supervisory personnel to open the building at any time the Neighbourhood House is not using the building.
- 5) The congregation will have the right to use any space in the Neighbourhood House for Church programming on a request for space basis (Sunday Church School, special congregational events such as dinners, film event, etc.).

THE RESPONSIBILITIES OF THE NEIGHBOURHOOD HOUSE ARE:

- 1) The Neighbourhood House will be responsible for interior repairs to those portions of the building used by the Neighbourhood House including the day care centre and the gymnasium. This will include such things as painting and decorating, carpeting and all other day to day maintenance of that portion of the building.
- 2) The Neighbourhood House will be responsible for the replacement of any windows in the Neighbourhood Centre of the building.
- 3) The Neighbourhood House will be responsible for the maintenance of any special equipment such as air conditioning in its section of the building.
- 4) The Neighbourhood House will share in the renovations and replacement of any appliances in the main kitchen on a proportion to their useage as determined by the Property Committee.
- 5) The Neighbourhood House will provide janitorial services for the whole building and be responsible for the maintenance of the exterior grounds and the proposed parking lot, and snow removal.

- 6) The Neighbourhood House agrees to provide maintenance services to the Church on a job contract basis. This means that if a new plug had to be installed in a particular portion of the sanctuary, the church could contract with the Neighbourhood House maintenance man to provide that on a cost of materials plus labour basis.
- 7) The Neighbourhood House will have the right to use the sanctuary or chapel for any special religious programmes developed by the Neighbourhood House on a request for space basis.
- 8) The Neighbourhood House is prepared to provide telephone answering services to the congregation of Zion United Church if the congregation is prepared to pay the cost of installation of the equipment.

The Church and Community Meet in Mission

It is exactly twelve years ago this year, that Zion United Church struggled with its role and sought to reaffirm its concern for the community which surrounds it building. The cries of a disintegrating and hopeless neighbourhood (see Spectator editorial) penetrated the church doors and Zion United Church, with its long period of service to the community responded with vision and daring. Zion organized, raised money, and was responsible for hiring a community worker whose role it was to assist the people of the community to articulate their concerns and together to take action to solve them. Nine years history, may be call it witness, have produced a unique expression of the Christian community's caring for low-income people and neighbourhood issues.

The Church is uniquely called to a special presence in community. It is called to care about bad housing, broken relationships and families, low wages and welfare rates in a concrete way. The stuff of the church's mission is the peculiar stuff of the houses, parks, streets and the people who live around the church door. The Scriptures in its interpretation of the divine love locate it in the struggles and suffering of the oppressed. The incarnation is a material event that demands that we can never ignore the material of communities. We are called to be present in this community, agonizing and caring that in the brother we meet we can see the face of God in the relationship we develop, we convey the love of Christ.

The Church is called to be a light in the community. Gibson Winter reminds us that we live in a society of concealment which tries to make suffering invisible. Death in a hospital bed behind a white screen, out of sight - this is the way a technological society deals with its defeats. Hide what we cannot conquer! Urban mission means witnessing to the truth, removing the sanitary screen, exposing the disease to the light. The Church is called to uncover and interpret the conditions, problems, miseries which affect people in our community and remind its citizens that through its cooperative efforts and loving a community can be loved into existence.

The Church is called to be an Advocate - that is in sharing and caring about the hurts of individuals in a community to raise its voice in protest against the conditions (and systems) which cause the hurt. It means, as mission, to support, encourage and stand with people of the community so their voices and concerns may be heard where the decisions which affect a particular person's lives are made.

The conclusion, the quality of community life around the church is both a reflection of, and commentary on the church's influence and ministry. If a church is true to its concern for every aspect of human life and attempts to lead every new generation to Christ, the church cannot neglect the conditions under which people live and must establish their families. It cannot brush aside the needs of growing children, of the aged, the immigrant, and of families who suffer discrimination and poverty. Nor can the church be indifferent to the social patterns and policies that largely shape our communities and neighbourhoods, for these have decisive effects on human lives and the character of our society. The church's own growth and vigour as an institution cannot be separated from the community.

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